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TECHNICAL REPORT

of the

MINNEAPOLIS HISTORIC AND ARCHITECTURAL RESOURCES STUDY

Center for Urban and Regional Affairs

University of Minnesota

Study Team

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Submitted to the City of Minneapolis

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**CURA RESOURCE COLLECTION**

**Center for Urban and Regional Affairs  
University of Minnesota  
300 Humphrey Center**

## INTRODUCTION

In February of 1980 the city of Minneapolis contracted with the Center for Urban and Regional Affairs (CURA) at the University of Minnesota, for an architectural and historical study of the city, to be carried out by the authors of this report. The study was intended to meet the needs for clarification of what constitutes the city's architecturally and historically important buildings and districts. Under the contract, CURA and the study team have four general obligations:

1. Listing of buildings and districts which are potential nominees for the register of Minnesota Historic Properties and the National Register of Historic Places, ordered according to priority of national, regional, and local importance.
2. National Register Forms, properly prepared, for as many of the listed properties and districts as can be completed for \$4,834.
3. A set of files containing a Minnesota Historic Properties Inventory Form, references, field notes and other related materials for each property and district in the listings, together with maps which show the locations of selected buildings and districts. ←
4. A book-length manuscript for a popular volume on the role of historic districts and buildings in the development of Minneapolis.

The team has completed its field surveys and all related research. The listing of buildings and districts, together with the completed National Register forms, have been delivered to the city. This report will accompany the delivery of the files specified in the contract. Meanwhile, a final oral report was presented to the Minneapolis Heritage Preservation Commission in March 1982. The book-length manuscript has been drafted; photographs and maps will be assembled for the book during the summer of 1982; and the City Planning Department is seeking private support for publication of the book.

This report describes the work program and procedures used to survey the city's buildings and districts and to identify and rank those structures of particular significance. The report also includes a map of the buildings and districts identified; a discussion of the study team's criteria and concepts for historic districts; and suggestions for utilizing the data files from the study.

## WORK PROGRAM AND PROCEDURE

Before the physical survey of Minneapolis began, the principals developed a methodology for the survey process. Using plat maps and insurance maps of the city, we decided to divide the city into units that were more coherent than the standard neighborhood divisions. We undertook a lengthy mapping process which eventually allowed us to describe density levels throughout the city at five different points in time (1885, 1892, 1903, 1914, and 1940). The measures we used defined any block that was built up

less than 20 percent in any of these periods as being on the frontier of development; any block that was 80 percent developed or more was defined as finished. Our measures of change, and our survey regions for the city, were created by describing the shifting density patterns of every city block over these five time periods. This process yielded approximately 125 discrete survey regions. The smallest was four square blocks and the largest extended over two miles in length. Each of these 125 regions described a fairly consistent internal pattern of development. That is, each was developed at approximately the same time and with substantially similar kinds of structures. Some variation occurred within some regions, but the boundaries of each region almost always indicated real differences in the development pattern.

### The Field Survey

The field survey was done during the summer of 1980 by student surveyors under supervision of the principals. Student team included: Mark Bouman, Paula Brookins, Don Castleman, Tina Clarke, Steve Jordan, Mary Jane Keitel, Camille Kudzia, and Jordanna Tatar. Each of the surveyors came to the project with distinctive background, but all some strength in either architectural history or urban geography. Initially the surveyors worked in teams, to combine the best strengths of each person, but after a few weeks they were working alone.

The principals had determined beforehand that the only way to perform the survey task adequately would be to have someone walk each and every block in Minneapolis. Armed with cameras, survey sheets, and back-ground material, this is what the surveyors did. They performed heroically in the worst of the summer's heat, and in less than eight weeks had finished the task of surveying every block, and taking note of what they found.

The charge to the survey team from the principals was essentially twofold: to identify any structures which seemed to be historic or that were of architectural interest, regardless of their period of development; and to identify for each region a "modal" or typical block and building type(s). Using this approach enabled us to have a complete "snapshot" of Minneapolis in 1980. The survey produced examples of most of the unusual, old, or interesting buildings in the city, and it also described building types and blocks of development which are more typical of most of Minneapolis.

### Data Files

The data which the field survey produced was organized into a set of files based upon the survey regions. The format chosen for displaying the data collected was the Minnesota Historic Properties form. On each sheet the surveyors noted the address and approximate date of the structure, and described the building, giving some indication why it was chosen. Where a substantial number of sheets were written up for a region, these would then be arranged into a single file; where few examples materialized for a given region, these would then be combined in a single file with

another region or two located physically nearby. The numbers used in this filing system began with 1 and ended with 129, though some numbers between those dropped out when small regions were combined into larger ones. The HPC Office in City Hall has a complete listing of the regions, as well as a list of the numbers not used.

Parts of the city which did not fit into the development framework of surrounding areas were surveyed separately, and their data is filed separately. Areas of this kind include the parks, commercial strips, and industrial areas.

For each region, wherever possible, the following organization of the files pertains: A regional description, noting boundaries; the modal block(s); the modal building(s); and the survey sheets. The use of these files will be discussed further on, after the discussion of recommended designations.

### Rating and Screening

The files of Inventory Forms are in three groups, ordered according to a three-stage screening.

1. First Selection. The initial selection of buildings came from three sources. Largest was the field survey. Some additions were based on Martin, Gebhard, Lanegran and Borchert's extensive knowledge of the city's history and development and Gebhard's exceptional professional knowledge of architectural history. Further additions came from lists of buildings suggested by neighborhood residents and lists of buildings already on the Minneapolis Heritage Preservation Commission's listing.

From perhaps 160,000 buildings in the city, approximately 2,800 had been selected for further examination. In accord with the charge to the survey team, the initial selection of buildings was based on (a) integrity of architectural style; (b) historic-geographic significance; and (c) condition. This initial selection formed the basis for a rating scheme. Buildings selected in the initial screening were assumed to have scored at least "1" on a "0-3" evaluation scale for each of three characteristics as shown in the following matrix.

Figure 1. Rating Scheme and Minimum Scores Needed to Pass Each Screening

	0 (little or no sig- nificance)	1 (some significance)	2 (moderate significance)	3 (high significance)
Architec- tural style		1	2	3
Historic- Geographic Significance		1	2	3
Condition		1	1	1
TOTAL		3	5	7

Thus the total score for each building in the initial selection, or screening, was at least three; the total for any building omitted was less than three. Approximately 1.75 percent of the city's buildings passed the first screening.

2. Second Screening. The principal investigators then screened the initial 2,800 selections on the basis of the photographs and field notes and further field inspection. From this review approximately 1,000 of the 2,800 were given a higher level of significance in terms of both architectural style and historic-geographic importance, although their condition rating was not necessarily greater than the minimum needed for initial selection. Thus the total score for each building to pass the second screening was at least 5.
3. Third Screening. Initial discussions of this project avoided setting a limit on the number of buildings to be recommended for possible nomination to the National Register. Nevertheless, a third screening was necessary. On the basis of additional notes from the second screening and further field investigation by the principal investigators, approximately 140 buildings were given a maximum level of significance for both architectural style and historic-geographic importance (at least 3 points for each of those attributes) and at least some significance (1 point) for physical condition. In approximately 50 additional cases, an exceptionally high score in either architectural style or historic-geographic significance offset other deficiencies. In every case, the total score for each building to pass the third screening was at least 7.
4. Three Sub-Groups of the Finalists. The final group of 185 structures was further divided into three sub-groups. Seventy-seven structures were considered to be of national significance. Either they are equivalent in design quality and importance to other buildings already on the National Register, or they are especially symbolic of the development of Minneapolis as a major center in the national network of cities. Another 25 structures are recommended to be of state significance. They symbolize either individual or community activities which were of special importance in state-wide development. The remaining 83 structures in the final group are considered to be of local significance.

#### HISTORIC STRUCTURE RECOMMENDATIONS

The structures which survived all three levels of scrutiny are a mixture of building types, styles, and ages. Some are immediately recognizable to the general public while many are probably known only to residents of the areas they're located within. Some may seem puzzling; on the surface they appear to be rundown buildings which are very ordinary. In such cases their very ordinariness is what is significant - often these seemingly ordinary buildings are among the last two or so of their particular kind to still exist in Minneapolis.

The list of 185 structures which emerged as significant in some way is divided into the national, state, and local categories described above. The

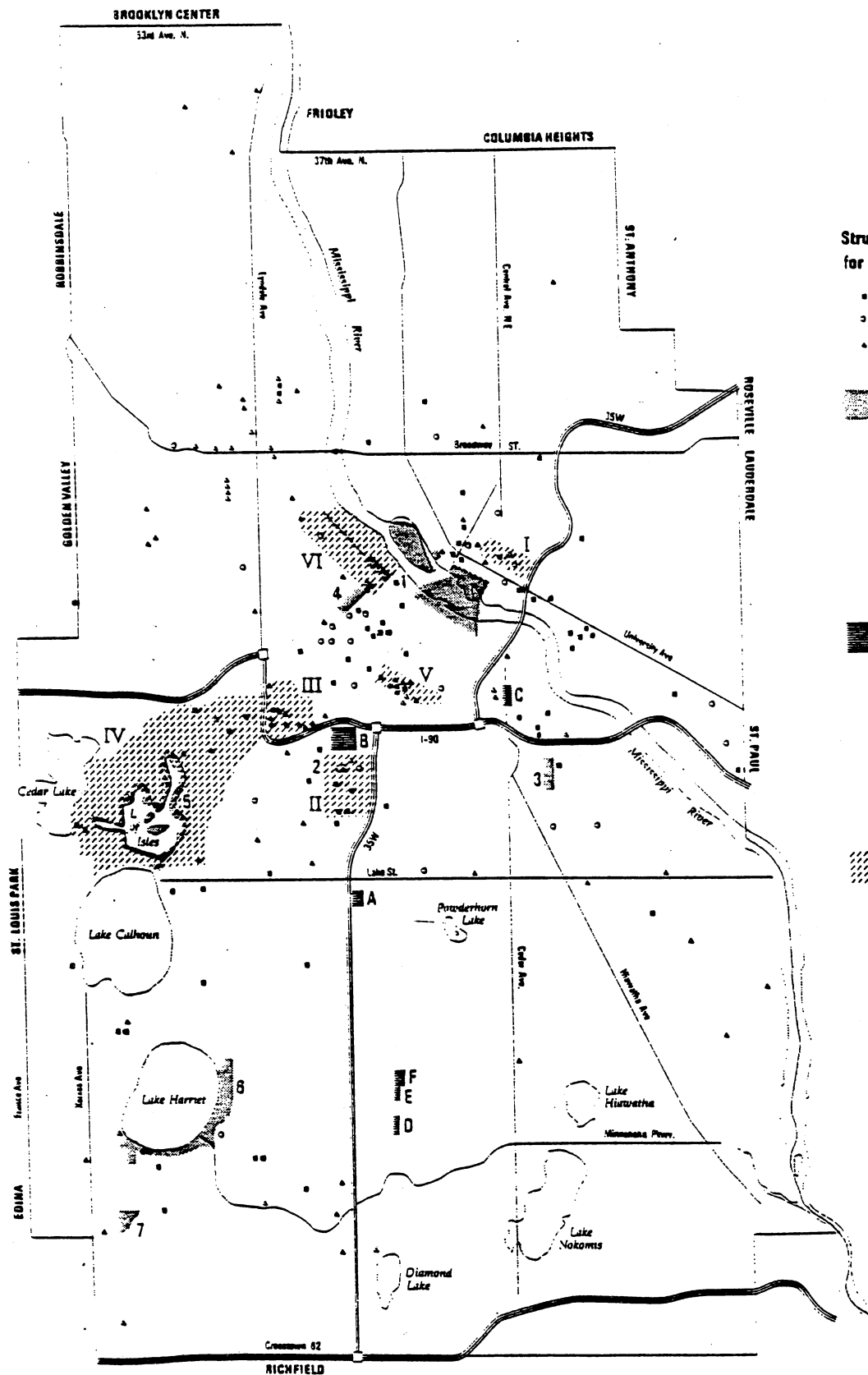
organization of the list is straightforward: building name, address, and date of construction.

The reasons for selection of each structure are indicated by abbreviations in the right-hand column of the following list. The abbreviations may be interpreted as follows:

- Arch - an example of an architectural style which was either adopted by many architects, nationally or internationally, in its era or developed distinctively by an architect or special note.
- Hist - a symbol or remnant of the contributions of a particularly important individual, family, or organization to the historical development of the city or the wider community.
- Dev - a symbol or remnant of the buildings that characterized a particular direction of growth, age ring, or neighborhood in the geography of the city's development.
- Type - an example of a building which served a particularly important function in the development of the city. In every case the building also has some architectural, geographical, or historic distinction.
- Tech - especially important illustrations of a development in technology (e.g., engineering, bridge-building).
- LA - especially important examples of urban landscape architectural design.
- Art - a building which contains important art and applied ornamentation.

The great majority of the reasons for selection are architectural, historical, and developmental. Obviously the three overlap in many cases and varied combinations. The styles, eras, individuals, and locations which give these structures their distinction are illustrated and interpreted in detail in the book the study team is preparing.

# LOCATIONS of Structures Recommended for NATIONAL and LOCAL DESIGNATION and of Recommended DISTRICTS



## Structures Recommended for Designation

- National
- State
- Local

- National Districts**
- 1 St. Anthony Falls
  - 2 WFO
  - 3 Milwaukee Ave.
  - 4 1st St. N.
  - 5 Lake of the Isles
  - 6 Lake Harriet
  - 7 Red Cedar Lane

- Local Districts**
- A Heavy Block
  - B Stevens Square
  - C Cedar Avenue
  - D Crafts Bungalow
  - E 1930's Bungalow
  - F 1930's Duplex

- Heritage Design Districts**
- I 5th St. S.E.
  - II WFO
  - III Loring Park
  - IV Kenwood
  - V 9th St. S.
  - VI Washington Ave./Riverfront

For the National Register of Historic Places: (Buildings eligible for both National and Local Designation)

<u>Building</u>	<u>Address</u>	<u>Date</u>	<u>Reason**</u>
Minneapolis Armory	500-530 6th Street So.	1935	Arch/Art
Old Federal Building	200 Washington Ave. So.	1911-12	Arch/Hist
Minneapolis Post office	100 South 1st Street	1931-32	Arch
Rand (Dain) Tower	527 Marquette Ave.	1928-29	Arch
Farmers & Mechanics Bank	90 South 6th Street	1941	Arch
Soo Line Building	105 South 5th Street	1914	Arch/Hist
Young Quinlan Store	901 Nicollet Mall	1926	Arch/Hist
Westminster Presbyterian Church	1201 Nicollet	1897	Arch/Type
Cathedral Church of St. Mark	511-41 Oak Grove	1908	Arch/Type
Hennepin Avenue Methodist Church	511 Groveland	1914	Arch/Type
Northwestern Bell Building	224 South 5th Street	1930-32	Arch
Lumber Exchange Building	423-25 Hennepin	1885	Hist/Arch
Historic Episcopal Church	901 4th Avenue South	1883-84	Hist/Arch
The Spot Cafe	615 South 10th Street	1932	Arch
Swinford Townhouse/Apartment	1213-21 Hawthorne	1886/1897	Hist/Arch
Lee Townhouse	623-25 South 9th Street	1886	Arch/Dev.
Oakland Flats	213 South 9th Street	1889	Arch/Hist
Old Federal Reserve Bank (Schiek's Restaurant)	111-119 South 4th Street	1891-93	Arch/Hist
Pillsbury Library	100 University Avenue SE	1902-04	Arch/Hist
Fisk House	424 5th Street SE	c.1870	Arch/Hist
Willey House	255 Bedford SE	1934	Arch
The Mall	University of Minnesota	1908	LA/Hist
Bell Museum	University of Minnesota	1939	Arch
Armory Building	University of Minnesota	1895	Arch
Pillsbury Hall	University of Minnesota	1889	Arch
Nicholson Hall	University of Minnesota	1890	Arch
Phi Gamma Delta House	1129 University SE	1911	Arch
Pease House	814 University SE	c.1864	Hist/Dev.
Ard Godfrey House	Chute Square	1858	Hist/Dev.
White Castle	329 Central SE	1936	Arch
Florence Court	1022 University SE	1886	Dev/Hist
Hafstad House	159 Arthur SE	1894	Arch/Dev.
Cattanach House	1031 13th Avenue SE	1893	Arch/Dev.
St. Mary's Church	1629 5th Street NE	1905	Arch/Hist
Lein Duplex	444-46 Madison NE	1888	Arch/Dev.
Margaret Barry House	759 Pierce NE	1915/1922	Hist
Melrose Flats	13-21 5th Street NE	1890-92	Dev/Arch
Grain Belt Complex (Brewery, Office, Warehouse, Bottling Plant)	1200-1228 Marshall NE	1890-1900	Hist/Arch
Broadway Bridge	Mississippi River @ Broadway	1887	Arch/Tech
Concrete Block Rowhouse and Houses	300-314 1/2 26th Avenue No. and 2605-07 3rd Street No.; 2611-17-19 3rd Street No.; 2705-07, 2729, 2831 3rd Street No.; 2826&2828 4th Street No.	1885-86	Arch/Dev.
Wirth Park Chalet	3200 Glenwood (in Wirth Park)	1930	Arch/Hist



**National Register (Continued)**

Murphy House	716 21st Avenue South	c.1870	Hist/Arch
Perkins-Russell Cottage	2103 23rd Avenue South	1873	Hist/Arch
Plymouth Congregational Church	1 Groveland Avenue	1907	Arch/Type
Bardwell-Ferrant House	2500 Portland	1883/1890	Arch
Crowell Block	614 West Lake	1888	Arch/Dev.
Minneapolis Institute of Arts	200-212 East 25th Street/ 201 East 24th Street	1913-15	Hist/Arch
Vedler Building (Smiley's Point)	2200 Riverside	1889	Dev/Hist
Augsburg Old Main	731 21st Avenue South	1901	Arch/Hist
Menage Cottage	715 East 14th Street	1878	Hist/Arch
Despatch Laundry Building	2611 1st Avenue South	1929	Arch
Romanesque Rowhouse	106 East 24th Street	c.1880	Arch/Dev.
Widstrom Tenement	619-21 19th Avenue South	1886	Arch/Dev.
Thompson House	2215 Pillsbury	1903	Arch
Coe House & Stable	1700 3rd Avenue South	1834	Arch/Dev.
Donahue House	2536 Stevens Avenue	1883	Arch
West 15th St. Rowhouse	115-129 West 15th Street	1886	Arch/Dev.
Christ Lutheran Church	3244 34th Avenue South	1949/1966	Arch
Long House	25 Groveland Avenue	1894	Arch/Hist
Quinlan House	1711 Emerson South	1924	Arch/Hist
Owre House	2625 Newton South	1912	Arch
Niles House	2801 Burnham Blvd.	1950	Arch
Lakewood Cemetery Chapel	Lakewood Cemetery	1908-10	Arch/Hist
Moorish Mansion (Fourplex)	3028 James Avenue South	1929	Arch
Kaufman House	20 Park Lane	1935	Arch
Granada Theater (Suburban World)	3022 Hennepin Avenue	1927	Arch/Dev.
Thomas House	1600 Mount Curve	1905	Arch
Bachus House	212 West 36th Street	1915	Arch
Parker House	4829 Colfax South	1913	Arch
Goodfellow House	3537 Zenith Avenue	1928	Arch
Walling House	4850 West Lake Harriet Pkwy.	1905	Arch
Tuscany House	4916 Oliver Avenue South	1932	Arch
Dorr House	2111 West 52nd Street	1917	Arch
Chadwick Cottages	2617 West 40th Street	1902	Dev/Arch
Cummer Cottage	2521 West 40th Street	1902	Dev/Arch
Mueller House & Studio	4845 Bryant/4844 Aldrich So.	1912-13/ 1910-11	Arch/LA
Washburn Water Tower	50th Street and Nicollet	1931-32	Arch/Art

**Buildings of State Importance: (Eligible for Local Designation and possible National Designation)**

Ivy Tower	1115 2nd Avenue South	1930	Arch
Dayton's Department Store	700-734 Nicollet Mall	1901	Hist/Type
Former Greyhound Bus Terminal	29 North 7th Street	1936	Arch/Hist
State Theater	805 Hennepin	1920	Arch/Type
Gluek Building	16 North 6th Street	1902	Hist/Arch
Orpheum Theater	910 Hennepin	1921	Arch/Type
Augustana Lutheran Church	1015 South 7th Street	c.1880	Hist/Arch
Times Annex Building	57 South 4th Street	1899	Hist/Arch
Midwest Merchandise Mart	800 Washington Avenue North	1910	Dev/Type
Andrew's House	527 5th Street SE	1869	Dev/Hist
Lawrence House	622 5th Street SE	1872-73	Dev/Hist
Stryker House	628-30 University SE	c.1870	Dev/Hist
Cataract Lodge (Garden Court)	101-09 4th Street SE	1925	Dev/Type

Buildings of State Importance (Continued)

Miller Bag Company	861 East Hennepin	c.1890	Arch
Thorshov House	208 Cecil SE	1912	Arch/Type
Prospect Park Water Tower	Seymour & Malcolm SE	1913	Arch/Dev
Emmanuel Lutheran Church	697 13th Avenue NE	1893	Arch/Hist
Forest Heights Church	2054 James Avenue North	1908	Arch/Hist
Sumner-Field Housing Project	6th Street North & Bryant	1934	Hist/Dev.
Sears Roebuck Store	900-930 East Lake	1927	Hist/Dev.
Gluek House	2447 Bryant South	1902	Arch
Engine House	CMSP Southside Yards	c.1885	Dev/Type
Flour City Ornamental Iron	2637 27th Avenue South	1901	Hist/Dev.
Hutchins House	2119 3rd Avenue South	1884	Arch
Wakefield House	4700 Fremont South	1912	Arch

Buildings of Local Importance: (Eligible for local designation only)

Munsingwear Building	700-728 Glenwood	1910-14	Hist/Dev.
Steel Bridge	3rd Street & 3rd Ave North	c.1895	Tech/Type
Seven Townhouses	614-26 South 9th Street	1886	Hist/Dev.
Linne Building	521 South 9th Street	1893	Dev/Hist
Apartment Building	812-826 South 10th Street	1888	Dev/Hist
Fawkes Building	1628-32 Harmon Place	1916	Hist/Type
Dahlen Printing	41-43 Glenwood	1907	Arch/Type
Rowhouse (Adams Hotel)	500-512 10th St. South	1888	Dev/Type
Meader-Farnham House	913 5th Avenue South	c.1872	Dev/Arch
Italianate Cottage	816 Park Avenue	c.1880	Dev/Arch
Drexel Apartments	1001-1017 Park Avenue	1889	Dev/Type
Townhouse	918-20 Portland	1888	Dev/Type
Two Townhouses	912-14 Park Avenue	c.1890	Dev/Arch
Andrews Building	208 East Hennepin	c.1880	Hist/Dev
Tuttle House	204 5th Street SE	c.1870	Dev/Hist
St. George's Church	320-24 4th Street SE	1890	Arch/Dev.
Switchman's Tower	14th Avenue & Quincy NE	c.1905	Dev/Type
Royal Sales and Leasing	100 5th Street NE	1937	Arch/Type
Hollywood Theater	2809-15 Johnson Street NE	1935	Arch
Victory Temple	2401 North Aldrich	1938	Arch
Courty House	4743 North Girard	1924	Arch
Shaarei-Zedeck Synagogue	1117-19 North Morgan	1936	Arch
Booth House & Barn	2118 14th Avenue North	1885	Arch/Dev.
Young House	1501 Dupont North	1888	Arch
Petersen Duplexes	314-328 25th Avenue North	1889	Dev/Type
Mihro Kodesh Synagogue	1000-1006 Oliver North	1927	Hist/Dev.
Kost House/Carriage House	1625 Dupont North	1887	Arch/Dev.
Stevens House	1425 Dupont North	1884	Arch
Erth House	1617 Dupont North	1889	Arch
Novak House	2724 4th Street North	1896	Arch
Granlund House	2127 Lyndale North	1891	Arch
Italianate House	4817 Lyndale North	c.1880	Arch/Dev.
Commercial Block (Cooper Bldg.)	1419 Washington Avenue No.	c.1880	Dev/Type
Dworsky Barrel Company	260 12th Avenue North	c.1885	Arch/Dev.
Hildebrand Store & Flat	2627-29 2nd Street North	1885	Arch/Dev.
Sawyer House	2429 Aldrich North	1885	Arch
Former Hay Press Mfg. Office	826 44th Avenue North	1902	Arch/Type
Holthus Grocery	2654 Emerson North	1910	Dev/Type
Commercial Block	921-25 West Broadway	1912	Arch/Dev.
Hubbard Building	1101-05 West Broadway	1890	Arch/Dev.

Buildings of Local Importance (Continued)

Gatzemeier Building	400-402 West Broadway	1894	Arch/Dev.
Commercial Block	413-19 West Broadway	c.1880	Arch/Dev.
Commercial Building	1501 West Broadway	c.1880	Arch/Dev.
IOGT Hall (now razed)	1416 South 2nd Street	c.1885	Hist/Type
Former Fire Station G (Mixed Blood)	1501 South 4th Street	1887	Hist/Type
Hallin Store/Former Garage	2407-2415 Riverside	1924	Arch
Former Fire House & Stable	3006-12 Minnehaha	1894	Hist/Dev.
Storefront Building	1428 South 5th Street	c.1885	Dev/Type
Spec. Houses	117-125 West 29th Street	c.1880	Dev/Type
Former Northwestern National Life Bldg. (Loring Park Office Bldg.)	430 Oak Grove	1923	Hist/Dev.
Minneapolis Women's Club	407 West 15th Street	1927	Dev/Type
Zinman-Brochin Apartments	119-129 Oak Grove	1921	Dev/Type
The Flame Restaurant	1521 Nicollet	1938	Arch
Dayton Apartments	1536 La Salle	1919	Dev/Type
Kunz Oil Gas Station	2600 Pillsbury	1926	Arch/Type
Haugan Building (118 East Bldg.)	118 East 26th Street	1890	Arch/Dev.
Apartment Building	2014 2nd Avenue South	1928	Arch/Type
Two Duplexes	2700-04, 2718-20 Aldrich So.	1906	Dev/Type
Ladd House	131 Oak Grove	1889	Arch/Dev.
Bovey House (Architectural Alliance)	400 Clifton	1916	Arch
Bayless House	308 Ridgewood	1887	Arch
Groveland	510 Groveland	1927	Dev/Type
Spec. House	3748 Edmund Blvd.	1937	Arch
Former Gas Station	4224 East 41st Street	1926	Arch/Dev.
Spec. House	5454 Clinton/322 East Diamond Lake Road	1940	Arch
Bungalow Court	17-29 East 54th Street	1928	Arch/Type
Fire Station #13	4201 Cedar Avenue	1923	Arch
Texaco Gas Station	3403 38th Avenue South	1926	Arch/Type
Former El Lago Theater	3500-06 East Lake	1924	Arch/Type
Avalon Theater (Fine Arts)	1500 East Lake	1937	Arch/Type
Winton House	1324 Mount Curve	1910	Arch
Slocum House	1900 Knox	1941	Arch
Boardman House	1833 Girard South	1900	Arch
Ford House	2350 West Lake of the Isles Blvd.	1928	Arch
Uptown Theater	2900 Hennepin	1915/1929	Arch/Dev.
Covell House	2504 West 40th Street	1905	Arch/Dev.
Bruchholz/Craddock Houses	5000/5006 1st Avenue South	1924/1922	Arch
Magney House	5329 South Washburn	1922	Arch
Canning House	5140 Aldrich South/800 West Minnehaha Pkwy.	1924	Arch
Former Farmhouse	2708 West 60th Street	c.1880	Dev/Type
Nicollet Bridge	Nicollet & Minnehaha Creek	c.1920	Arch/Dev.
Pierce House	4700 West Lake Harriet Blvd	1910	Arch
St. Andrew's Church	3118 West 49th Street	1907	Arch/Dev.

\*\* Reasons: Arch - Architecture/Design

Hist - Historic

Dev - Illustrates Development Pattern

Type - Good Example of building type

Tech - Illustrates technological development

LA - Illustrates outstanding landscape architecture/design

Art - Contains Important Art or Applied Ornament

Historic District Recommendations: Over the course of this study several problems with the concept of historic preservation districts became apparent to the research team. We began the project with the expectation that all locales to be designated as districts would evoke a sense of place and time in the minds of all those who would enter them. Furthermore, it was assumed that designated districts would embody the landscape evidence of significant events, or of processes that determined the development of the city. Unfortunately, very few places in Minneapolis met this exacting standard. To be sure, several districts have been delineated by the research team. These districts embody distinctive characteristics of a type or period of development, of a method of construction, or they represent the work of a master. These districts are delineated in the accompanying material. Only two of these districts can be considered to meet the criteria of imparting to the visitor a sense of time and place, however. They are the St. Anthony Falls District (in three parts) and the 1st Street North Warehouse District. In these places enough of the very specialized economic landscapes of earlier times remains to give even the most casual observer a realistic impression of what the city must have been like when these places were thriving.

Other areas, including three areas previously designated as Historic Preservation Districts, failed to provide a sense of place and history in the way that we thought necessary. They also failed to meet the criteria of typifying a particular period of development in a coherent fashion. These places were simply too heterogeneous. Areas such as Washburn-Fair Oaks, 5th Street Southeast, Lowry Hill, and Loring Park have experienced considerable rebuilding and change over the years. Because these locales continue to be valuable, investors have built new structures such as three story walk-up apartments near Fair Oaks Park, and even higher density apartment and condominium towers in the Loring Park area. While it is still possible to see in these areas, and in many other places in the city, exciting remnants of the former landscape, the overall impression one receives is of a hodgepodge of buildings constructed at different times, in differing styles, and for differing functions.

Because so few areas of interest contain a homogeneous building stock, the research team concluded, after several discussions with the steering committee, that the designation of historic preservation districts should be reserved for those few places which met the strict criteria. We believe that other places which contain some number of significant, or near significant, structures must be managed with some flexibility, so that structures of a supportive or neutral character can be rehabilitated, renovated, or even removed, without undue restriction. We are all convinced that long term or gradual change in land use or in building condition must be permitted in these areas. The public good is best served not by freezing these landscapes in their present condition, but rather by guiding their development in ways that will enhance the sense of historic time and place that such locations unquestionably contain.

The question of how best to guide the development of areas with

some historic interest, but without enough substance to meet our district criteria, leads us to the concept of the "Heritage Design Districts." The rationale for these districts is not to provide a tool to aid in the preservation for all time of an existing fragment of a past landscape, but rather to provide a means through which the city could encourage development or redevelopment of properties in a way that will enhance the character of the place.

This concept can be illustrated through an examination of two familiar places in Minneapolis: the Washburn-Fair Oaks area and the Lowry Hill-Kenwood area. If our exacting standards of homogeneity are applied to the Fair Oaks district, the existing historic district boundaries become untenable, for the district includes several modern apartment buildings with little architectural merit, and no historic significance. Such buildings do not contribute to the historic sense of place in the district. Yet it is equally apparent that this area is a special place, and that it needs more protection than is afforded by the existing land use zoning laws. A Historic Design District which would encourage development consistent with the local sense of place would be a more practical solution to the preservation of this district.

The Lowry Hill-Kenwood area is clearly a special place in the development of Minneapolis too. But close inspection of this area reveals a surprising range of building styles and uses. The area was not developed all at one time, nor has it come down to us unchanged. Carriage houses have been converted to houses and to garages; modern houses have been built on lot divisions of old estates; and, in the case of the Dunwoody estate, the entire landscape has been dramatically altered by major new construction. Despite the changes though, the character of this place has been maintained. But this is not to say that all changes have been for the better. So, while strict enforcement of preservation regulations might stifle the vitality of a place like this, guided redevelopment would greatly enhance the historic and architectural values of the community, and would also serve to protect the large investments made by local homeowners.

Therefore, in the judgement of the research team, the Minneapolis City Council and the Planning Department should take all steps necessary to implement a set of special planning districts - Heritage Design Districts - so that future development will enhance rather than despoil several crucial sections of the city. The areas we recommend for Heritage Design District designation follows the list of Historic District Nominations.

## HISTORIC DISTRICT RECOMMENDATIONS

### National:

- 1) St. Anthony Falls -- Break into three components: Nicollet Island as one district; the Falls/Milling District, extending from Central Avenue to 5th Avenue SE along Main Street (including the elevators), across the river (including the Stone Arch Bridge) to Second Street South, from Third Avenue to Eleventh Avenue; and the River Warehouse District, extending along 1st Street North from Hennepin to Plymouth (includes both sides of 1st Street between Hennepin and 3rd Avenue North), and as far north as the railroad tracks
- 2) Washburn-Fair Oaks -- adopt current National Register Boundaries
- 3) Milwaukee Avenue -- remains intact
- 4) First Street North -- remains intact
- 5) Lake of the Isles District -- the Parkway and all properties with frontage on the Lake between the intersection of James and East Lake of the Isles Parkway and around the lake to the south side of the channel between Isles and Cedar (includes the channel between Isles and Cedar as far as the railroad bridge, and the channel between Isles and Calhoun, as well as bridges there)
- 6) South and East Harriet District -- the Parkway and all properties fronting on Lake Harriet between West 42nd Street and South Thomas Avenue; includes both sides of Fremont between 42nd and 46th, both sides of Humboldt between 46th and 48th, the west side of Russell between the parkway and 49th Street and the east side of Sheridan between the parkway and 49th street
- 7) Red Cedar Lane -- includes the area encompassed by Forestdale Avenue and the east side of Upton Avenue between the Creek and Forestdale

### Local Districts:

- 1) the Healy Block -- includes west side of 3rd Avenue South and the east side of 2nd Avenue South between 31st and 32nd Streets
- 2) Stevens Square -- extends from the west side of 3rd Avenue South to the west side of 1st Avenue South, between the freeway and halfway between 19th Street and Franklin
- 3) Cedar Avenue -- includes both sides between 3rd Street and 5th Street
- 4) Craftsman Bungalow District -- both sides of Portland Avenue from 46th to 47th Street
- 5) 1930's Bungalow District -- east side of Portland and the west side of Oakland between 43rd and 44th Streets
- 6) 1930's Duplex District -- east side of Portland between 44th and 45th Streets

## HERITAGE DESIGN DISTRICT RECOMMENDATIONS

- 1) 5th Street SE -- area between 4th and 6th Streets Southeast, from 3rd Avenue SE to I35W
- 2) Washburn-Fair Oaks -- use current boundaries for historic district
- 3) Loring Park -- area between the south side of Loring Park and I94, from Lyndale to La Salle, and as far north as Grant Street (the south side of Grant over to the Park)
- 4) Kenwood -- From Hennepin along Kenwood Parkway to Cedar Lake, down the east side of Cedar Lake to Xerxes, down Xerxes and Calhoun Pkwy to Lake Street, to Lagoon Avenue and Hennepin and north on Hennepin to Kenwood parkway
- 5) 9th Street South -- from 8th Street South to 10th Street, and from 4th Avenue to 11th Avenue South (including Elliot Park facade)
- 6) Riverfront Warehouse District/Washington Avenue -- from Plymouth to Hennepin, and from the river to Washington Avenue (both sides)

### Suggested Modifications in Existing Districts:

St. Anthony Falls -- The team suggests that the district be reduced in size and divided into three distinct parcels. The present district is clearly too large and includes vacant land and buildings that do not enhance the character of the district. The proposed new boundaries are shown on the accompanying map. This proposal does not remove from the district any structure of historic significance.

Washburn-Fair Oaks -- This district should be dramatically reduced in size to remove the modern and undistinguished apartment buildings. We suggest that a smaller district which conforms to the current National Register boundaries be adopted, and the new Heritage Design District recommendation be implemented.

Fifth Street Southeast -- This district should either be disbanded and the buildings of merit individually nominated to the National Register, or it should be converted into a Heritage Design District with a very small historic district at its core.

### Reasons For New National/Local District Nominations:

The Healy Block -- an excellent example of late nineteenth century, middle class residential construction with no intrusions of newer or incompatible structures.

Stevens Square -- a very good example of something not found often in Minneapolis - an "urbane" space that is high density but still very human scale; this area ably typifies the normal form of 1920s "redevelopment" near a downtown.

Cedar Avenue -- the best remaining example of a late nineteenth century streetcar commercial strip; though some new buildings have been constructed,

the essential nineteenth century character of this two block strip remains intact.

Craftsman Bungalow District -- the best example in Minneapolis of this very typical residential style of the mid and late teens, here found on an entire block of similar structures.

1930s Bungalow District -- the best example in Minneapolis of 1930s bungalow construction uninterrupted by any intrusions.

1930s Duplex District -- the best example in Minneapolis of uninterrupted duplex construction of the 1930s.

Lake of the Isles -- good example of an early twentieth century urban open space surrounded by housing designed for the upper middle class of this period.

South and East Harriet -- similar to Lake of the Isles, but dating from a slightly later period - the late 1920s and 1930s; contains many excellent examples of Period Revival architecture.

Red Cedar Lane -- an excellent example of early twentieth century garden suburb planning, designed and developed by architect John Jager; the only example of its kind within the Minneapolis city limits.

Utilization of Data Files From This Study: It has been our understanding that the file folders of regional material generated by this study will be deposited in the Public Library's Minneapolis History Collection. This disposition of the files will insure widespread public access and, at the same time, provide a strong measure of security for material which cannot easily be reproduced

The various lists which have been compiled should receive a wider distribution than the files themselves. These can and should be maintained in the HPC office as well as in the Library; xeroxed copies of the forms which describe the structures on the "short list" of nominations should also be kept at the HPC office, along with copies of National Register forms which have been completed. This material can then be integrated with existing HPC files to form the basis of a continuing system of review and reappraisal by the HPC Commissioners. This material could then be used by the Commissioners and Staff in addressing the inquiries which arise routinely regarding buildings in the city.

It is important to remember that this data needs to be systematically updated. In all of our deliberations about and considerations of individual structures to be nominated, we were somewhat constrained by current historic guidelines. For example, we could not seriously consider many buildings that did not at least come close to meeting the "fifty year" criterion for historic designation. So our list of recommendations does not include many buildings which we, as a team, feel are important monuments in the development of Minneapolis - for example, the Guthrie/Walker complex, the IDS Center, Orchestra Hall, etc. In the future the longer list of



recommendations should be scrutinized for structures which can meet guidelines that they couldn't meet in this round of decision-making. Structures which have received national or regional acclaim - but which are not yet old enough to be nominated - should be watched with special care. We have also chosen not to burden the short list of nominations with every possible example of typical structure in the process of development. So, while we do have examples of "typical" housing of the nineteenth century, we do not have examples of typical housing of, for instance, the postwar period of the last thirty years. Here too, in the future, the HPC staff may want to update the list in order to reflect development patterns which may currently be too new or too familiar to properly appreciate. Outstanding examples of recent typical development, be they single family houses, condominiums, or commercial structures, should be routinely added to reflect the changing development of Minneapolis.